

# HUNTERS<sup>®</sup>

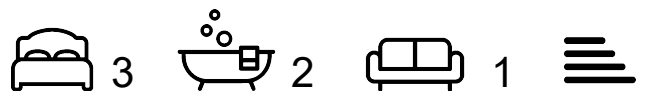
HERE TO GET *you* THERE



## Deepdale

Oldham, OL4 3AU

Asking Price £220,000



- SEMI-DETACHED
- GAS CENTRAL HEATING
- GROUND FLOOR BEDROOM
- GARDENS FRONT AND REAR
- NO ONWARD CHAIN

- REQUIRES SOME UPDATING
- UPVC DOUBLE GLAZING
- GROUND FLOOR BATHROOM
- DRIVEWAY AND DETACHED GARAGE
- VIEWING HIGHLY RECOMMENDED

Tel: 0161 669 4833

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Welcome to this charming semi-detached house located in the Clarksfield area of Oldham. This delightful property boasts three bedrooms, making it an ideal home for families or those seeking extra space. One of the standout features of this residence is the convenient ground floor bedroom and bathroom, providing ease of access and flexibility for various living arrangements.

The property is designed for comfort and efficiency, equipped with gas central heating and UPVC double glazing, ensuring a warm and inviting atmosphere throughout the year. The spacious reception room offers a perfect setting for relaxation and entertaining, while the well-appointed kitchen provides ample space for culinary pursuits.

Outside, you will find a driveway that allows for off-road parking, along with a detached garage, offering additional storage or potential for a workshop. The outdoor space is perfect for enjoying the fresh air or for children to play safely.

This home is ideally situated, providing easy access to local amenities, schools, and transport links. This property presents an excellent opportunity for both first-time buyers and those looking to upsize. Do not miss the chance to make this lovely house your new home.

### Lounge

14'10" x 10'11" (4.52m x 3.32m)

This inviting lounge offers a warm and comfortable space, featuring a traditional fireplace as its focal point. The room is well-lit by a large window that looks out onto mature greenery, creating a pleasant and restful atmosphere.

### Kitchen

12'1" x 9'4" (3.67m x 2.84m)

The kitchen is practical and spacious, fitted with wood-effect cabinetry and a tiled floor. A large window above the sink provides views of the garden, while a door leads directly outside. There is ample space for a dining table, making it a pleasant spot for meals.

### Bedroom 3

11'5" x 7'0" (3.48m x 2.12m)

A cosy bedroom on the ground floor, furnished with simple decor and carpet flooring. The room benefits from a wide window that fills the space with natural light, making it ideal for rest and relaxation.

### Bathroom (Ground Floor)

6'0" x 5'10" (1.82m x 1.77m)

This bathroom is fitted with a classic white suite including a bath with overhead shower, pedestal sink and toilet. Tiled walls in neutral shades provide an easy-to-clean surface while a frosted window brings in natural light.

### Landing

The landing at the top of the stairs is carpeted in blue and fitted with a chair lift, providing accessibility. Doors lead off to the bedrooms and bathroom above the ground floor.

### Bedroom 1

14'10" x 9'10" (4.52m x 2.99m)

Bedroom 2 is a spacious room featuring fitted cupboards along one wall, providing excellent storage. A dressing table is positioned beneath a large window, which draws in lots of natural light and offers views over the garden.

### Bedroom 2

9'10" x 9'4" (2.99m x 2.84m)

Bedroom 3 has been arranged as a study with built-in storage cupboards and desks along two walls. A large window overlooks the street, providing plenty of daylight to this practical space.

### WC

4'0" x 3'6" (1.22m x 1.06m)

A useful WC with a toilet and small hand basin, finished in bright blue and yellow tones. A frosted window ensures privacy while allowing daylight to brighten the space.

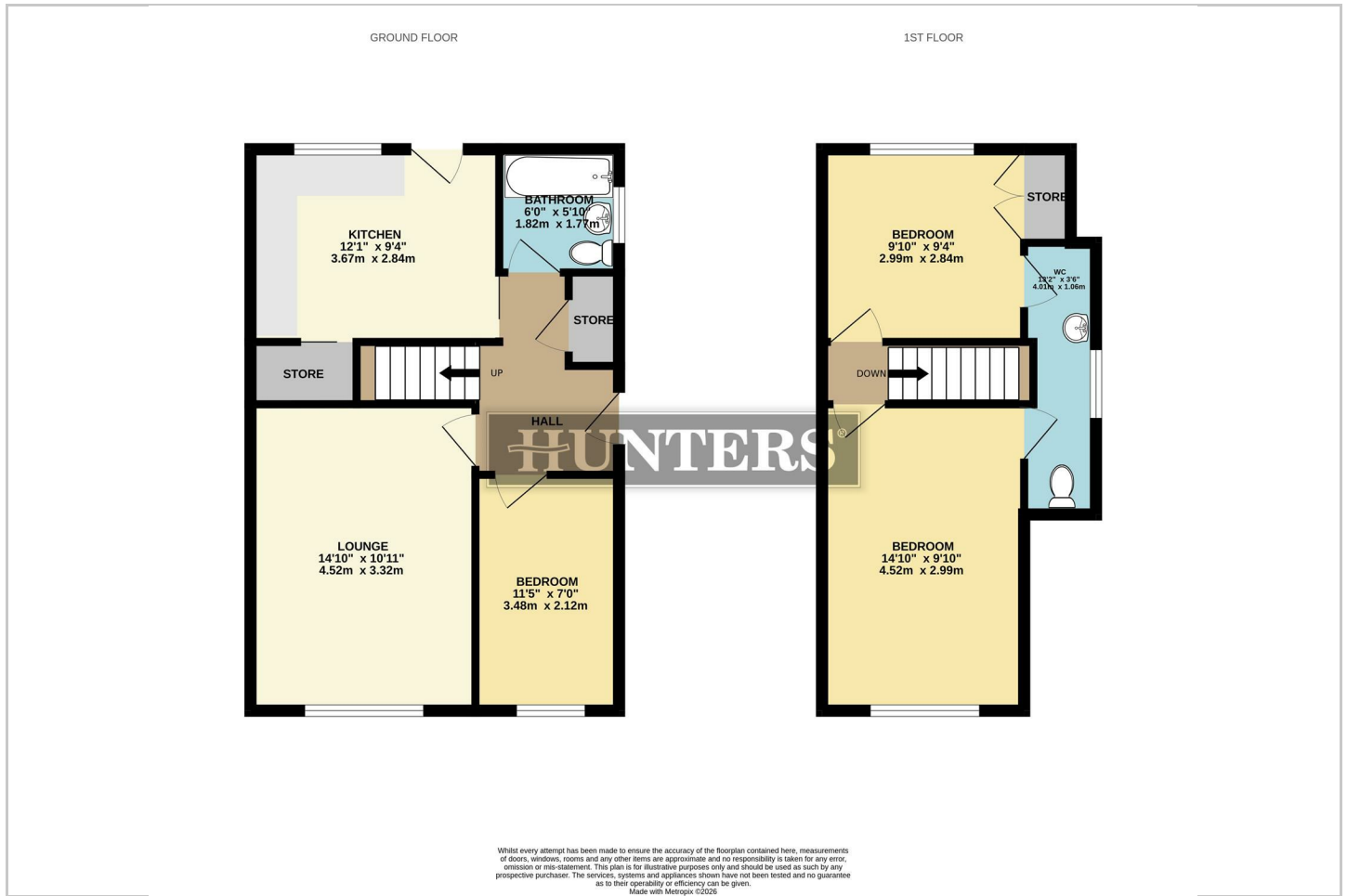
### Rear Garden

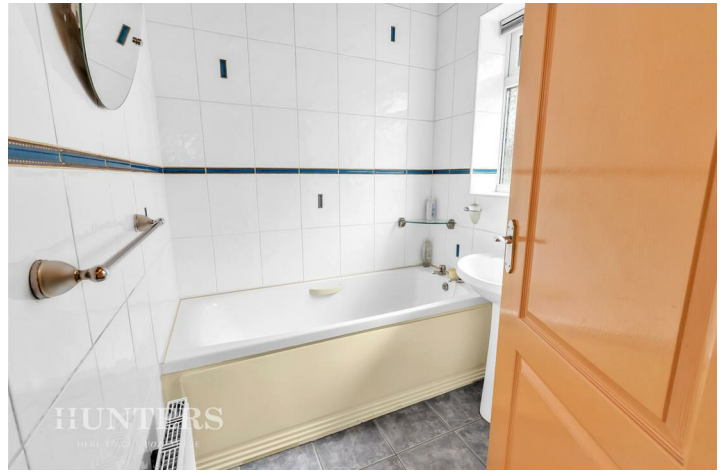
To the rear, a private garden extends with a lawn bordered by flower beds and a small decked area. A long driveway runs alongside the house leading to a detached garage with additional parking space. This outdoor area offers a peaceful and secure space for gardening and relaxing.

### Front Exterior

The front exterior shows the property's brick-built facade with well-maintained shrubbery and a lengthy driveway providing ample off-road parking. The entrance is welcoming and framed by mature hedging that ensures privacy.

# Floorplan

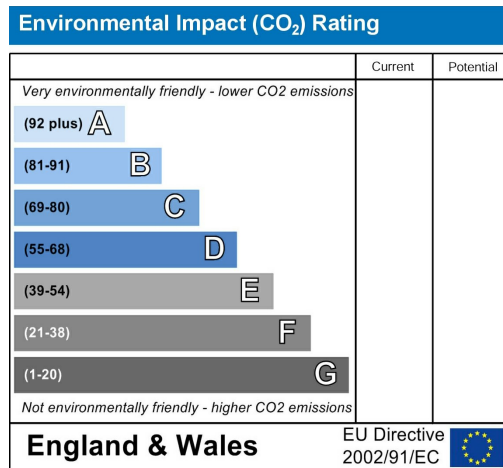
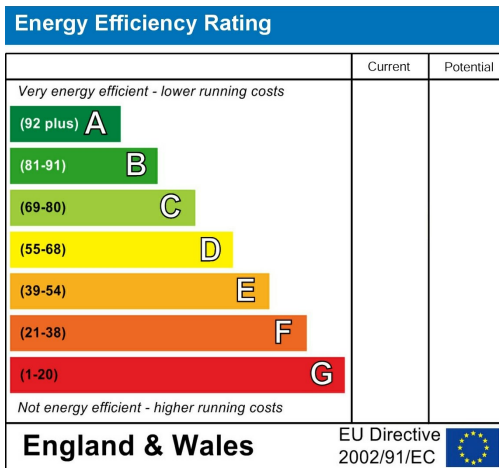






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### Energy Efficiency Graph

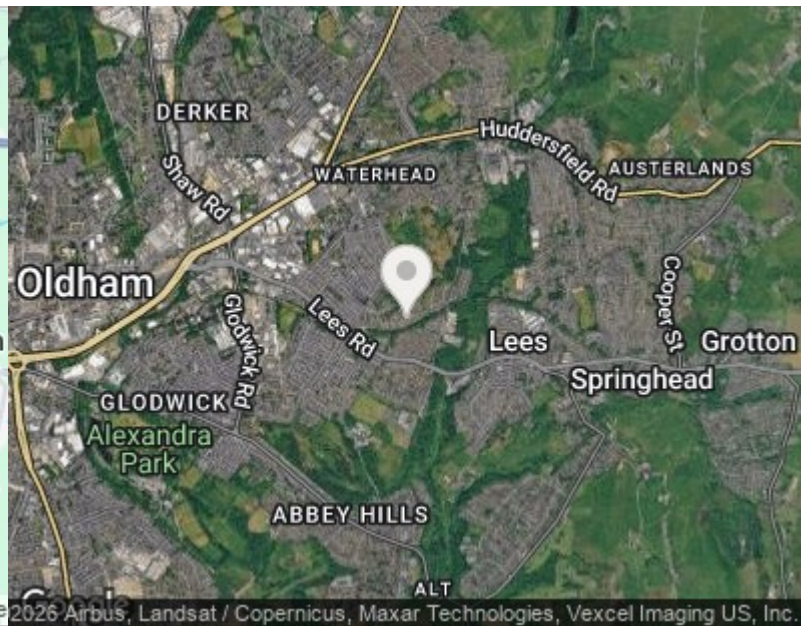
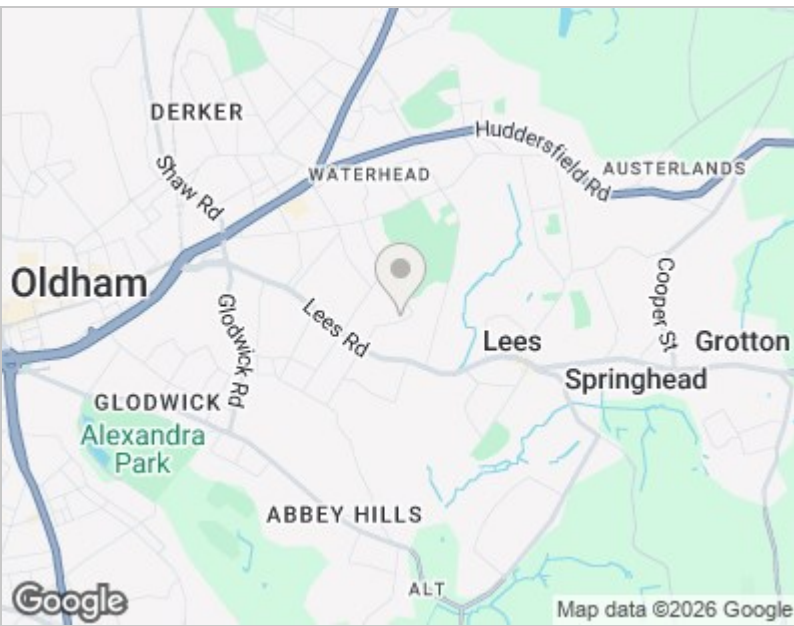


### Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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